

## Frankfort Architectural Review Board

May 15, 2007

Members Present:           Andy Casebier  
                                  Roger Stapleton  
                                  Charles Booe  
                                  John Downs  
                                  Donald Perry

Members Absent:

There being a quorum, the meeting proceeded.

The first item of business was approval of the April 17, 2007 minutes. Mr. Booe stated that he would like the minutes to be changed so that the condition c) on page 2 paragraph 3 reads; the storage materials may not include test samples. The storage materials are inert in nature. A motion was made by Mr. Booe to approve the minutes. The motion was seconded by Mr. Casbier and carried unanimously.

The first item of new business was a request from Gay Phillips for a "Certificate of Appropriateness" to replace all existing wood double hung windows on the first and second floors with double pane vinyl windows of the same size as the existing windows for the principal structure located at 319 Coleman Avenue, zoned – "SC" Special Capital Historic District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report. She went over slide presentation detailing the residence and it's surroundings. Ms. DeRosa stated that the house has vinyl siding and that there is no change in size or location of the windows. Ms. DeRosa stated that staff found that the proposed divided light replacement windows are compatible with the structure and the surrounding areas. Therefore, staff recommends approval with the conditions listed in the staff report. There were no questions from the staff or the audience.

Gay Phillips was present and stated that she believes this will improve the appearance of her home. She stated that the existing windows have been cleaned but are in need of repair. Mr. Casebier asked if the clip on mullions could not be installed on the upper sash, so that they are 1 over 1. Ms. Phillips was in agreement with the request.

Mr. Casebier made a motion to issue a "Certificate of Appropriateness" for 319 Coleman Avenue to replace the existing double hung windows with the vinyl windows with the conditions that the windows be 1 over 1 with no snap in grids. The motion was seconded by Mr. Perry and carried unanimously.

The next item of business was a request from Chester D. Hillard for a "Certificate of Appropriateness" and setback determination to construct a 6' wooden

fence for the principal structure located at 114-116 East Fourth Street zoned – “SC” Special Capital Historic District.

Ms. DeRosa was present for the staff report. She went over a slide presentation detailing the residence and its surroundings. Ms. DeRosa stated that the property fronts two roads and therefore has two front yard setbacks. She mentioned that there were fences, walls and buildings constructed along the alley and that staff did a survey to determine an average setback of 3 ½'. Ms. DeRosa stated that based on the design criteria for walls and fences, staff recommends denial of the 6' wooden fence along the alley. However, staff does recommend approval of a 4' wooden picket fence at the desired location. Mr. Booe questioned the existing fence. Ms. DeRosa replied that the fence was approved by staff in 1987 it's 6' tall and extends to the rear of the property. Mr. Downs asked what the setback should be. Maya replied that the setback has not been determined. Mr. Muller explained that the setbacks are not predetermined for the “SC” zone district and that they use the area around it to determine the setbacks.

Chester Hillard was present and stated that they are trying to eliminate some of the foot traffic they get from people crossing thru the yards. He went on to say that he didn't think a 4' fence would fix their problem, because people would simply jump the fence. Mr. Hillard mentioned the average setback of 3 ½' and said that at one end of the property the fence will be at 4' and at the other side it will be at 5'. Mr. Downs stated that tapering the fence like that would be noticeable and asked if tapering the fence would be acceptable. Mr. Hillard replied yes it would be acceptable.

Mr. Perry made a motion to approve the “Certificate of Appropriateness” for a tapering 6' fence at the alley. The motion was seconded by Mr. Downs and carried unanimously.

The next item of business was a request from Kata Elizabeth Bacon for a “Certificate of Appropriateness” and setback determination to construct a 4' and 6' wooden fence for the principal structure located at 120 East Fourth Street, zoned – “SC” Special Capital Historic District.

Ms. DeRosa was present for the staff report. She went over a slide presentation showing the alley and site plan. Ms. DeRosa explained that the applicant wants to construct a 4' wooden picket fence along portions of her side yard and also construct a 6' wooden fence along the alley. Ms. DeRosa said that based on the design criteria for walls and fences, staff recommends denial of the 6' wooden fence along the alley, but they do recommend approval of a 4' wooden picket fence at the desired location along the alley. However if the Board makes positive findings they support the applicants request, staff suggested the following conditions: a) the proposed 6' wooden fence shall be set back 4' from the alley, flush with the existing shed and shall not enclose the utility pole; b) the proposed picket fence is approved and shall be located as depicted in the April 4, 2007 building permit application.

Patricia Bacon was present on behalf of the applicant. She mentioned the cut thru traffic and wanted to eliminate it. Mr. Booe asked if the proposed fence would affect the wall. Ms. Bacon replied no.

Mr. Downs made a motion to approve the "Certificate of Appropriateness" for a 6' fence along the back of the property at 120 East Fourth Street and also to approve the picket fence on the side yards as depicted in their building permit application. The motion was seconded by Mr. Casebier and carried unanimously. Mr. Downs made a motion that they approve a 4' setback for the 6' fence at the rear of the property at 120 East Fourth Street. The motion was seconded by Mr. Casebier and carried unanimously.

The next item of business was a request from St. Clair Properties for a "Certificate of Appropriateness" to repair exterior fire damage and restore the first and second floors of the façade to its original historic appearance (circa 1871) for the principal structure located at 333 St. Clair Street, zoned – "CB" Central Business District.

Ms. DeRosa was present for the staff report. Ms. DeRosa went over a slide presentation as she explained that the property had recently been destroyed by fire and that the applicant wants to restore the building. Ms. DeRosa stated that the plan is in line with their design guidelines, therefore they recommend approval with the conditions noted in the staff report. Mr. Casebier asked for some clarification on the door and window and Ms. DeRosa explained.

Applicant John Gray was present and had no further testimony. Mr. Downs asked if they had looked over the recommendations. Mr. Gray replied that as he recalled there were no restrictions for what they propose to do. Mr. Downs asked if they were comfortable with the conditions and Mr. Gray replied yes.

Mr. Casebier made a motion to approve the "Certificate of Appropriateness" to restore the fire damage at 333 St. Clair Street. The motion was seconded by Mr. Booe and carried unanimously.

The next item of business was a request from the First Baptist Church for a "Certificate of Appropriateness" to 1) replace the pressed metal shingles on the two towers with formed sheet steel spanish tile style panels; 2) replace the low slope standing seam metal roof behind the towers with copper standing seam; 3) replace the conical metal roof over the turret with flat seam copper and paint to match existing; 4) replace portions of the existing asphalt shingle roof with asphalt fiberglass shingles; 5) replace the low slope built up asphalt roof in the rear with covered single-ply membrane; 6) replace the metal shingles on the gable end of the sanctuary with standing seam steel sheet roofing; and 7) rebuild existing gutters with copper liner and perform various repairs to cornices, fascia, flashing and soffits for the principal structure located at 201 St. Clair Street, zoned - "CB" Central Business District.

Maya DeRosa was present for the staff report. Ms. DeRosa went over a slide presentation as she explained the property and its surroundings. She provided some history on the building and stated that they believe this is the original roof. She

stated that the applicant has provided a letter that states he will replicate the architectural design of the roof on the turret. Staffs findings were a) Roofing for two towers: The First Baptist Church is a unique building in the commercial historic district based on its stylistic use of metal. There are no other buildings in the surrounding area that utilize the spanish tile roof design found on this structure; and b) Replacement/Repair of all other mentioned building areas were positive, the exterior treatment proposed for the remaining elements of the building will utilize materials found on other buildings in the area. Ms. DeRosa stated that based on the analysis of the criteria from the Zoning Ordinance, information submitted by the applicant and field analysis, staff recommends denial of the "Certificate of Appropriateness" for the replacement of the Spanish style metal roof on the towers.

David Henson was present and he shared a little background. He stated that the contractor Mr. Pickett was with him and available to answer any questions. Mr. Henson stated that they recently had an appraisal of the 56,000 sq.ft. facility, it was built in 1860 and occupied in 1868. They don't believe they will be able to find that kind of craftsman here so they surveyed the area and chose another product. He agreed that the current roof is original but he also stated that he believes the roof will still look original if approved. Mr. Henson mentioned that the code says "when ever possible the original roofing materials shall be retained", he went on to say it was not required and mentioned that the cost to replace to the original is not affordable to them. Mr. Henson mentioned the churches community involvement and stated that it would suffer should they be required to replace the roof using spanish tile. He said the cost to replace the roof on the towers alone was \$189,000. He went on to say that the towers have extreme damage and need to be repaired. Mr. Casebier asked Mr. Picket how they planned to achieve the same look with this product. Mr. Picket replied that they come in 3' sections, they always try to measure then cut, he stated that it will look exactly the same. Mr. Booe questioned the ridge difference. Mr. Picket replied that this is the closest product available. Mr. Downs questioned the color and Ms. DeRosa said the applicant proposed a color that was closer to red. There was some discussion concerning the roofs existing state, repairing the roof, and looking for additional craftsmen who might be able to achieve the original look. Mr. Henson spoke again and stated that the church is in agreement. The original craftsman is no longer available and they don't have an additional \$70,000 to spend on this project but they want to make the repairs so that this is taken care of for the next generation. There was some discussion about possibly using individual tiles on the ridges and Mr. Picket stated that he believes they will be satisfied with the final product as proposed.

Mr. Downs made a motion to approve the "Certificate of Appropriateness" for 201 St. Clair Street to replace the existing spanish tile roof with a sheet style roof. The motion was seconded by Mr. Booe and carried with Mr. Downs, Mr. Booe and Mr. Perry voting in favor. Mr. Downs made a motion to approve the "Certificate of Appropriateness" for all other work requested with the six conditions outlined in the staff report. The motion was seconded by Mr. Casebier and carried unanimously.

The first item of old business was continued from the 4-17-07 staff discussion concerning updating articles 4 and 17 of the Zoning Ordinance.

Mr. Muller was present and stated that they need to schedule a workshop to update articles 4 and 17 of the Zoning Ordinance. The workshop was scheduled for June 28, 2007 at 5:00 p.m.

Mr. Booe made a motion to adjourn. The motion was seconded by Mr. Casebier, the motion carried unanimously.